



Address: [12313 ANGEL FOOD LN](#)
City: FORT WORTH
Georeference: 44715R-59-12
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600Q

Latitude: 32.9505603211
Longitude: -97.278577859
TAD Map: 2066-464
MAPSCO: TAR-022C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND
SPRINGS Block 59 Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$359,292

Protest Deadline Date: 5/24/2024

Site Number: 40281124

Site Name: VILLAGES OF WOODLAND SPRINGS-59-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,809

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PUESCHEL JENNIFER
PHILLIPS TROY

Primary Owner Address:

12313 ANGEL FOOD LN
KELLER, TX 76244-7540

Deed Date: 3/25/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205083125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS	3/24/2005	D205083123	0000000	0000000
LENNAR HOMES OF TX LAND & CONS	8/20/2004	D204267214	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2003	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$289,292	\$70,000	\$359,292	\$359,292
2024	\$289,292	\$70,000	\$359,292	\$348,337
2023	\$294,710	\$70,000	\$364,710	\$316,670
2022	\$235,249	\$60,000	\$295,249	\$287,882
2021	\$201,711	\$60,000	\$261,711	\$261,711
2020	\$180,133	\$60,000	\$240,133	\$240,133

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.